MASTERFULLY REMODELED – REFRESHING CONTEMPORARY DESIGN

FOR LEASE ±1,057-1,525 RSF

W. COCHRAN STREET | SIMI VALLEY | CALIFORNIA

40



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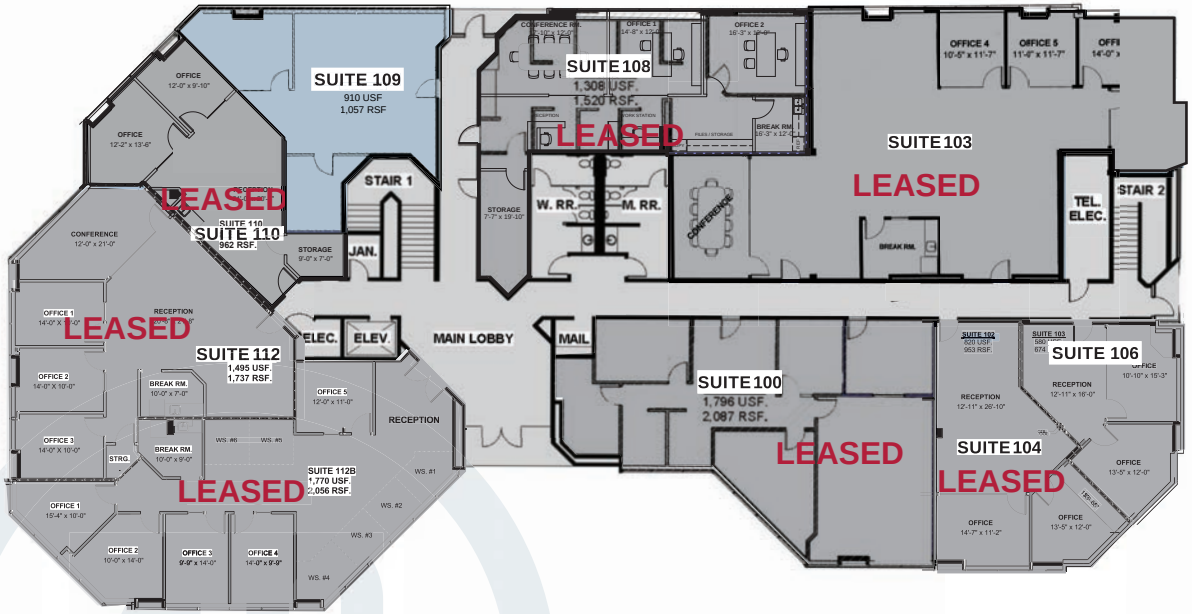
SCHEU DEVELOPMENT COMPANY

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FLOOR PLAN

FIRST FLOOR



AVAILABLE SUITE	RSF	RSF PER MONTH
103	±2,959 RSF	LEASED
104	±953 RSF	LEASED
106	±674 RSF	LEASED
108	±1,520 RSF	LEASED
109	±1,057 RSF	$2.40 RSF PER MONTH, FSG
110	±962 SF	LEASED
112	±1,737 RSF	LEASED

AVAILABLE

LEASED

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FLOOR PLAN

SECOND FLOOR



AVAILABLE SUITE	RSF	RSF PER MONTH
200*	±1,142 RSF	LEASED
201	±3,798 RSF	LEASED
203	±1,525 RSF	$2.40 RSF PER MONTH, FSG
205	±1,505 RSF	LEASED
206	±1,469 RSF	LEASED
208	±954 RSF	LEASED
210*	±2,865 RSF	LEASED
212*	±2,474 RSF	LEASED
*	±6,481 RSF	Contiguous

AVAILABLE

LEASED

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SUITE 109

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±1,057
RSF

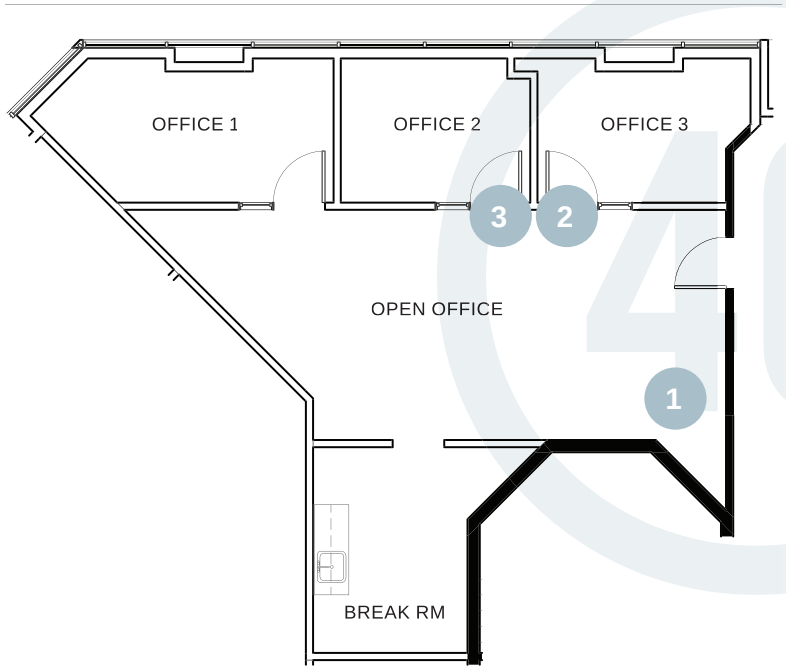
2
PRIVATE
OFFICES

OPEN
AREA

$2.40
PSF FSG

FIRST
FLOOR

ACCESS TO
EXTERIOR DOOR









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SUITE 109

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±1,057
RSF

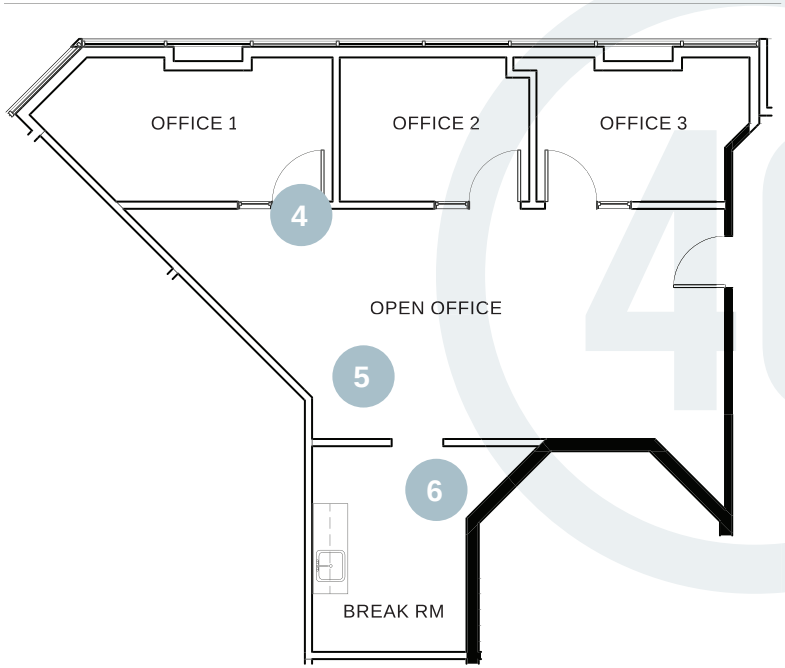
2
PRIVATE
OFFICES

OPEN
AREA

$2.40
PSF FSG

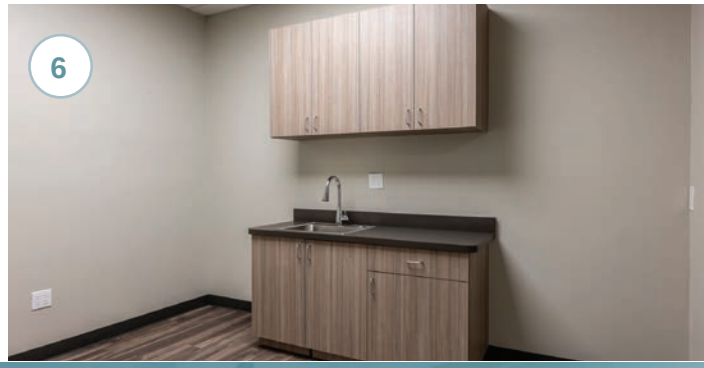
FIRST
FLOOR

ACCESS TO
EXTERIOR DOOR









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SUITE 203

SCHEU DEVELOPMENT COMPANY

±1,525 RSF

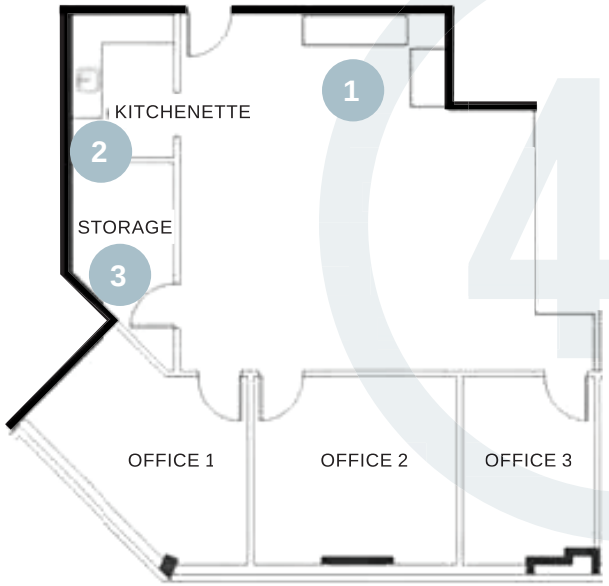
3 PRIVATE OFFICES

KITCHENETTE

$2.40 PSF FSG

SECOND FLOOR

STORAGE ROOM









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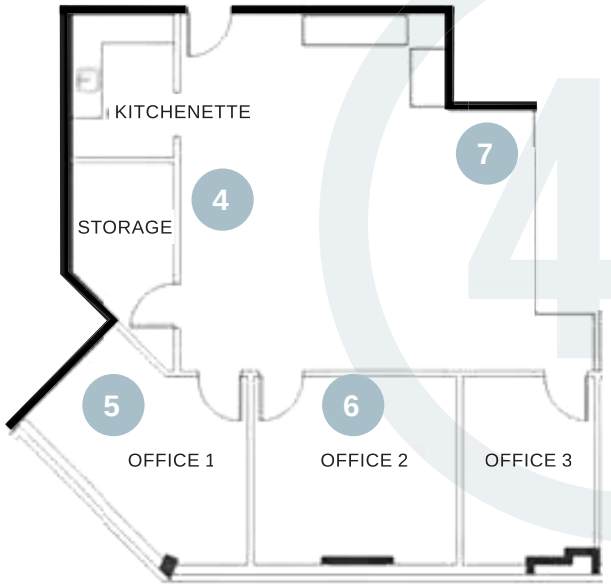
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SUITE 203

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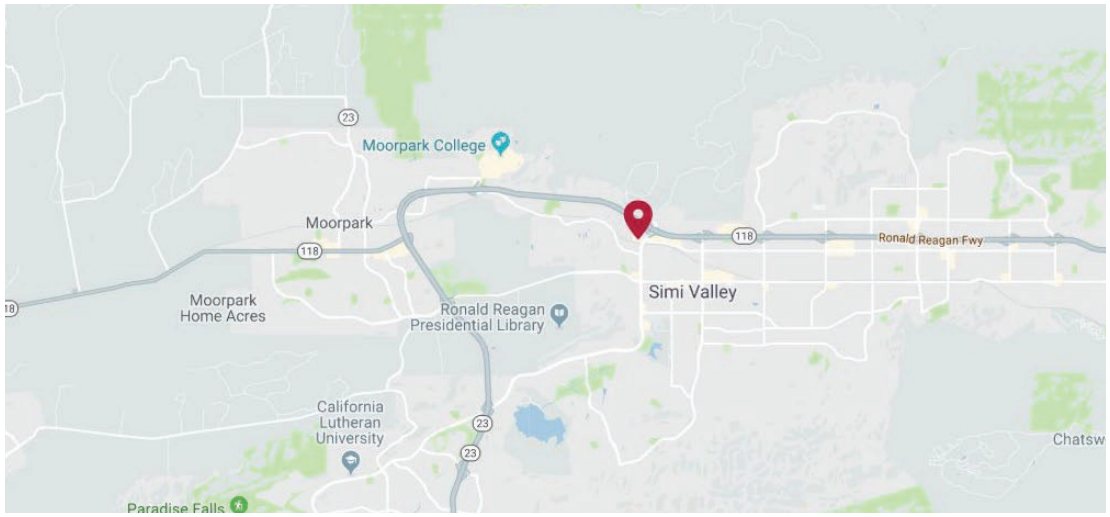
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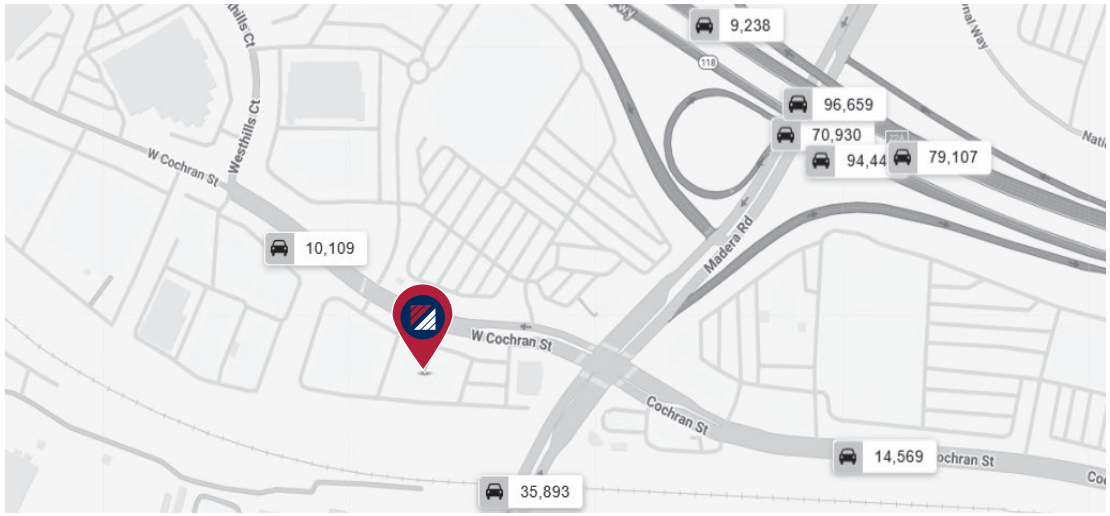
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DEMOGRAPHICS

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Radius	1 Mile	3 Mile	5 Mile
Population:			
2020 Population	5,222	56,401	127,639
2024 Population	4,964	54,269	123,863
2029 Population Projection	4,865	53,334	121,942
Annual Growth 2020-2024	-1.2%	-0.9%	-0.7%
Annual Growth 2024-2029	-0.4%	-0.3%	-0.3%
Median Age	41.7	40.8	41.7
Avg Household Income	$121,072	$124,993	$137,046
Median Household Income	$107,462	$103,708	$112,936
Total Specified Consumer Spending ($)	$74.8M	$762.3M	$1.8B
Employment:			
Total Businesses	778	3,142	5,747
Employees	9,183	24,326	48,734

Traffic Count

Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
Madera Rd	Cochran St NE	35,350	2025	0.10 mi
Cochran St	PkCenter Dr SE	10,109	2025	0.10 mi
W Easy St	Madera Rd E	8,245	2025	0.23 mi
Ronald Reagan Fwy	Madera Rd SE	9,238	2018	0.29 mi
118	-	70,930	2025	0.29 mi
Cochran St	Freedom Way E	14,498	2025	0.30 mi
View Lane Dr	Brea Canyon Rd E	18,192	2018	0.30 mi
118	-	79,107	2025	0.35 mi
Brea Canyon Rd	View Ln Dr SW	16,043	2025	0.36 mi
View Lane Dr	Madera Rd SE	11,025	2025	0.37 mi

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AMENITIES MAP

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